



**CITY OF GRASS VALLEY
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION**

CITY OF GRASS VALLEY

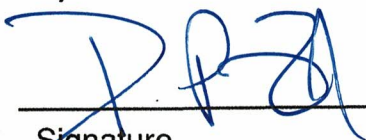
PROPOSAL

FOR

**Residential and Commercial Landscaping and
Lighting District – Landscape Maintenance Services**

PROPOSER NAME: Robert Zucca

I acknowledge that I have reviewed and accepted the City of Grass Valley's sample agreement (attachment A) with or without qualifications.



Signature

10/13/2025

Date

ADDENDUM NO. 1

PROJECT: Residential and Commercial Landscaping and Lighting District –
Landscape Maintenance Services

SUBMITTAL DEADLINE: October 14, 2025, 5:00 PM

REVISIONS TO REQUEST FOR PROPOSALS:

1. Add the following paragraph to Section VIII "General Terms & Conditions"

Contract Term: The initial contract term will be for a period of three (3) years. Additional extensions may be approved, as agreed upon by both parties, if doing so will be cost effective to the City. No price escalation will be built in within the initial three-year period, however after the first year, the City and Contractor shall meet to discuss the level of service for each zone. Contract value adjustments may be proposed for significant scope changes or if the Contractor can demonstrate that the level of service provided by the existing contract value is not suitable to achieve maintenance objectives, as approved by the City. The Contractor may propose price escalations for consideration by the City, to become effective during any subsequent extension period, as approved.

GENERAL INFORMATION REGARDING REQUEST FOR PROPOSALS:

The following table of existing contract values and estimated budgets for each Landscaping and Lighting Zone is provided as supplemental information to help guide preparation of proposals. Please refer to the full RFP for a discussion of the variability of maintenance budgets and desire to build account reserves as appropriate.

ZONE	CURRENT CONTRACT VALUE (/MO)	2025/26 ESTIMATED BUDGET (/MO)	2025/26 ESTIMATED BUDGET (ONE-TIME)
Morgan Ranch	\$428	\$1,500	\$40,000
Ventana Sierra	\$143	\$150	\$0
Scotia Pines	\$805	\$500	\$0
Ridge Meadows	\$622	\$600	\$0
Loma Rica Ranch	N/A	\$7,000	\$10,000
Whispering Pines	\$583	\$1,400	\$40,000
Litton Business Park	\$225	\$300	\$12,000

END OF REVISIONS

Issued By:


Bjorn P. Jones, PE
City Engineer

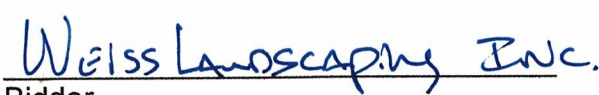
10/10/25

Date

I HAVE READ AND UNDERSTAND THIS ADDENDUM


Signature

Robert Zucca CIO
10/13/2025


Bidder

CONTRACTOR INFORMATION

NAME OF CONTRACTOR Weiss Landscaping Inc.

BUSINESS ADDRESS 402 Lower Grass Valley Rd, Nevada City CA, 95959

MAILING ADDRESS 402 Lower Grass Valley Rd, Nevada City CA, 95959

TELEPHONE NUMBER (530) 913 - 3205

EMAIL bob@goweisslandscaping.com

CONTRACTOR'S DIR NUMBER 1000010284

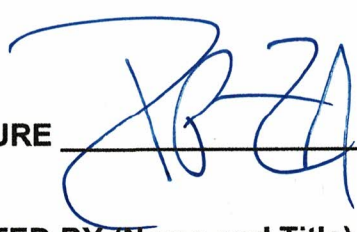
CONTRACTOR'S LICENSE NUMBER/CLASSIFICATION(S) 992981, C-27 and C-8

I warrant that no official or employee of the City has an interest, has been employed or retained to solicit in the procuring of the resulting contract, nor that any such person will be employed in the performance of such contract without immediate divulgence of such fact to the City.

I warrant that this proposal is made without previous understanding, agreement or connection with any person, firm or corporation submitting a separate proposal for the same project and is in all respects fair, without outside control, collusion, fraud or otherwise illegal action.

I have reviewed the City's Standard Agreement form and the Terms and Conditions of this RFP and take no exceptions unless otherwise listed herein.

I declare under penalty of perjury that I have the authority to execute this proposal and that the foregoing is true and correct.

SIGNATURE 

DATE October 13, 2025

SUBMITTED BY (Name and Title) Robert Zucca, CFO

CONTRACTOR INFORMATION

Weiss Landscaping was established in 2007 and became incorporated (S-CORP) in 2010. Weiss has provided commercial landscape maintenance services throughout Nevada County for the past eighteen years. Weiss offers the highest level of commercial maintenance services in our area. Currently, we service 65 accounts each month, delivering exceptional results with a strong focus on accountability, attention to detail, and responsiveness to client requests. In addition, we are fully equipped to provide emergency services whenever required.

KEY PERSONNEL

Our Maintenance Director, Dan Henslee, brings 30 years of landscape maintenance experience and has worked with Weiss Landscaping for 13 years, offering extensive expertise and leadership to our operations. Our maintenance team includes eleven dedicated professionals, featuring highly skilled foremen and a crew of experienced landscape technicians.

Dan also oversees a specialized irrigation staff who provide expert irrigation services to all commercial maintenance accounts. This ensures outstanding landscape quality throughout the year, with irrigation challenges handled promptly and efficiently to keep systems operating optimally.

We are honored to maintain several properties for the City of Grass Valley and have developed an excellent working relationship with city staff, built on trust, reliability, and consistent performance.

We appreciate the opportunity to submit proposals for the various projects the City has made available for bid.

WORK EXPERIENCE

Provide locations and contact information regarding three (3) work or services that have been completed by your company in the last three years

LOCATION AND OWNER/AGENCY Eskaton Village Grass Valley, HOA

CONTACT PERSON AND INFO Liz Coots; lizziecoots@gmail.com

DATES PERFORMED 2016 - Current

TYPE OF WORK PERFORMED Landscape Maintenance of patio homes and common area

CONTRACT AMOUNT \$14,410.00 Monthly

LOCATION AND OWNER/AGENCY 400 Sierra College Drive, Grass Valley

CONTACT PERSON AND INFO Tim Brady; tim.bradyconsulting@gmail.com

DATES PERFORMED 2016 - current

TYPE OF WORK PERFORMED Landscape Maintenance of commercial site

CONTRACT AMOUNT \$700 Monthly

LOCATION AND OWNER/AGENCY Briar Patch Co-op, Grass Valley

CONTACT PERSON AND INFO Dave Thomas; davet@briarpatch.coop

DATES PERFORMED 2017 - Current

TYPE OF WORK PERFORMED Landscape Maintenance of commercial site

CONTRACT AMOUNT \$1,660 Monthly

COST PROPOSAL

ZONE	L&L NAME	MONTHLY COST	ANNUAL COST
R1	Morgan Ranch *see additional info*	\$990	\$11,880
R2	Ventana Sierra *see additional info*	\$455	\$5,460
R3	Scotia Pines	\$505	\$6,060
R5	Ridge Meadows	\$505	\$6,060
R6	Loma Rica Ranch *see additional info*	\$6,780	\$81,360
C1	Whispering Pines *see additional info*	\$1,175	\$14,100
C2	Litton Business Park *see additional info*	\$200	\$2,400

TOTAL ANNUAL COST: \$ 127,320.00



Additional Information

Based on our visual inspection and onsite observations of each property, we offer the following recommendations:

Sites: Morgan Ranch, Ventana Sierra, Whispering Pines and Litton Buisness Park Roundabout

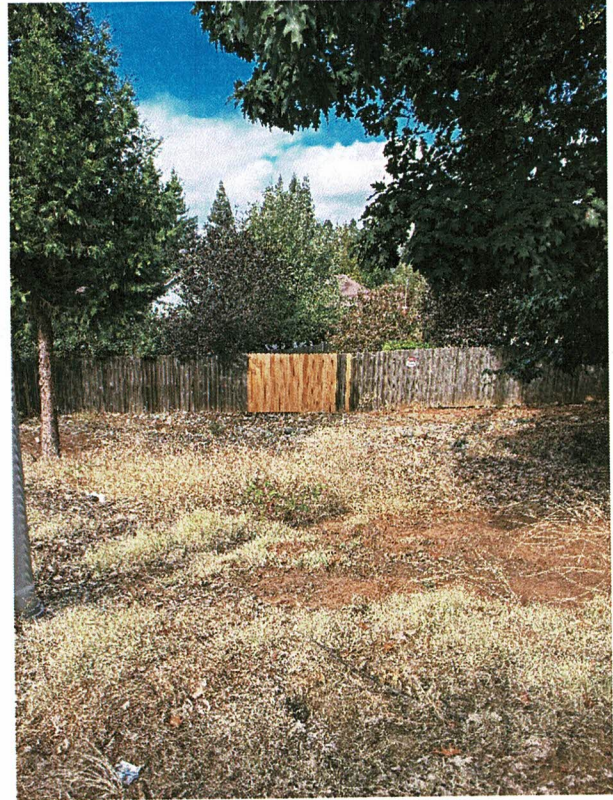
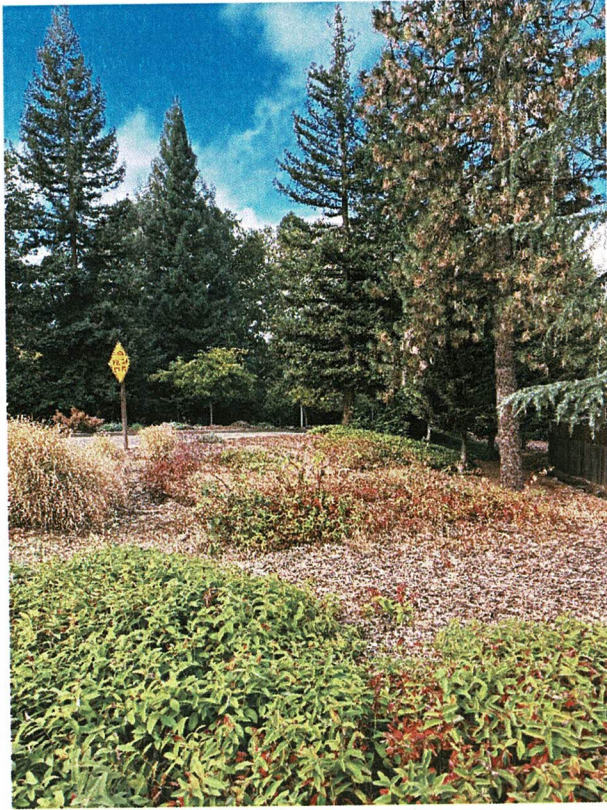
- Within our proposed monthly budget for each site (see attached), we will complete the removal of dead plant material, perform weed abatement, and conduct general cleanup
- These actions will result in a significant improvement compared to the current site conditions.
- All improvements are expected to be completed within the first four months of service.



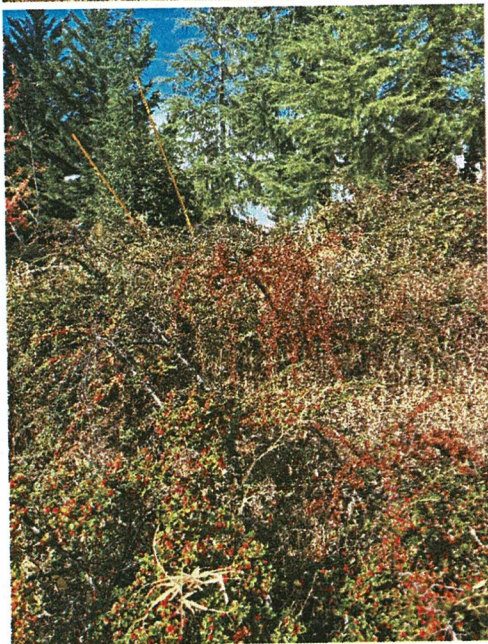
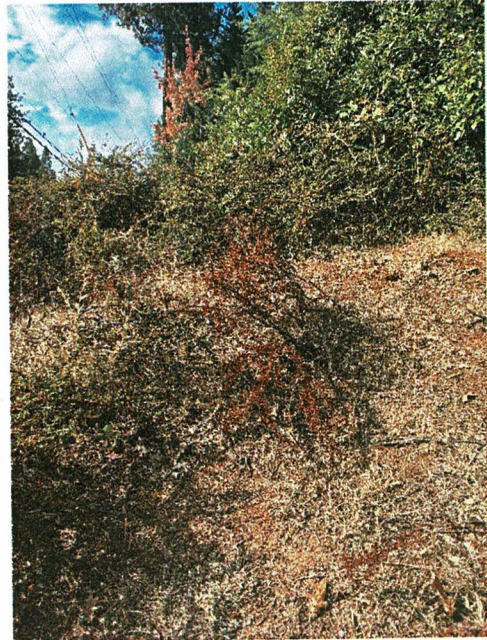


Front Entrance to Morgan Ranch

Remove dead plant material

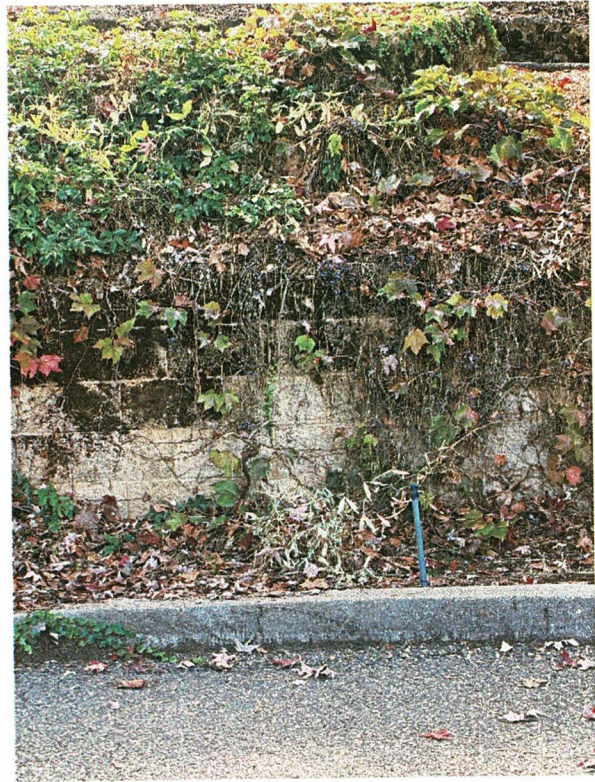


Right side of Ridge Road at Entrance of Morgan Ranch
Properly weed-eat area and remove dead plant material



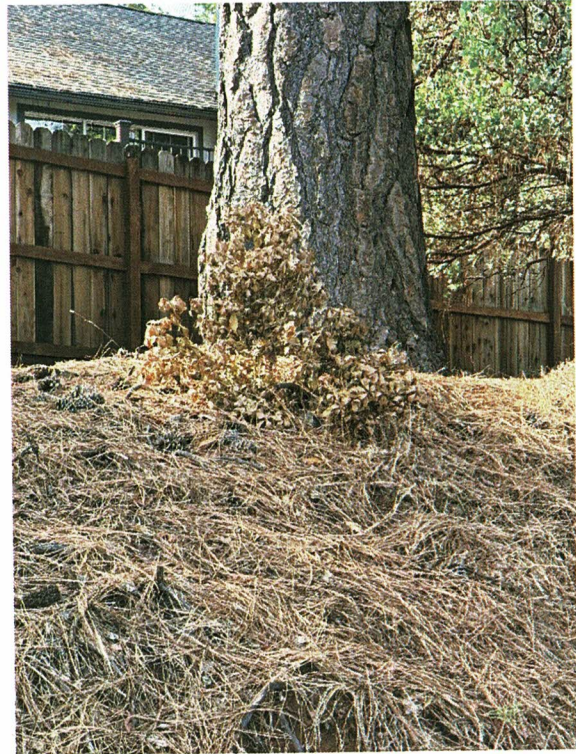
Ridge Road and Woodcrest Way

Weed-eating, clean up and removal of dead plant material



Ventana Ct

Remove sweet pea plants, clean up, and remove ivy from curbs



Sierra Blanca Ct

Remove all dead shrubs, remove all pine needles, and clean up area



Loma Rica Ranch Subdivision

Maintenance Overview

- **Trash Removal:**

- Empty all trash receptacles weekly.

- **Blackberry Control:**

- Monitor and control blackberry growth along the White Water Creek and Wolf Creek Trails to prevent encroachment and maintain trail accessibility.

- **Irrigation System Monitoring:**

- Due to complex soil conditions and variable percolation rates throughout the site, the 64-station irrigation system will require weekly monitoring for eight months of the year to ensure proper performance and water efficiency.

- **Plant Maintenance (Trees, Shrubs, Perennials, and Grasses):**

- Pruning needs will be evaluated weekly and performed according to the appropriate seasonal timing for each plant species.
- Apply an all-purpose fertilizer seasonally to maintain plant health and vigor.

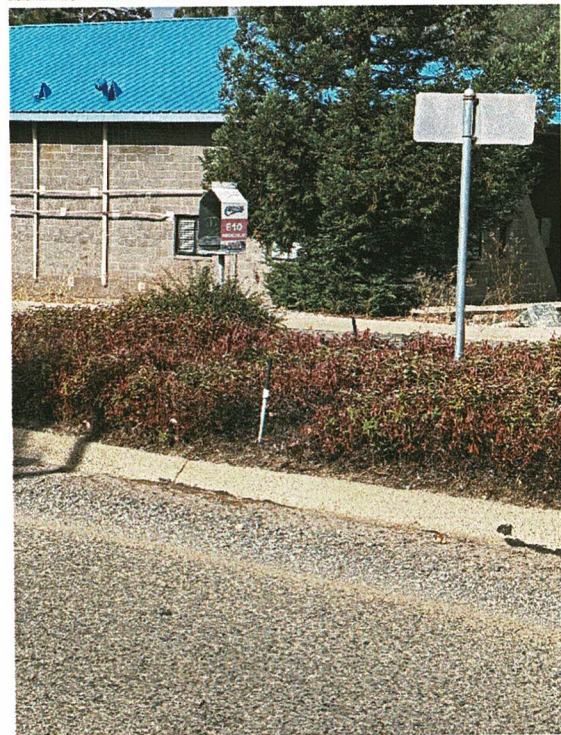
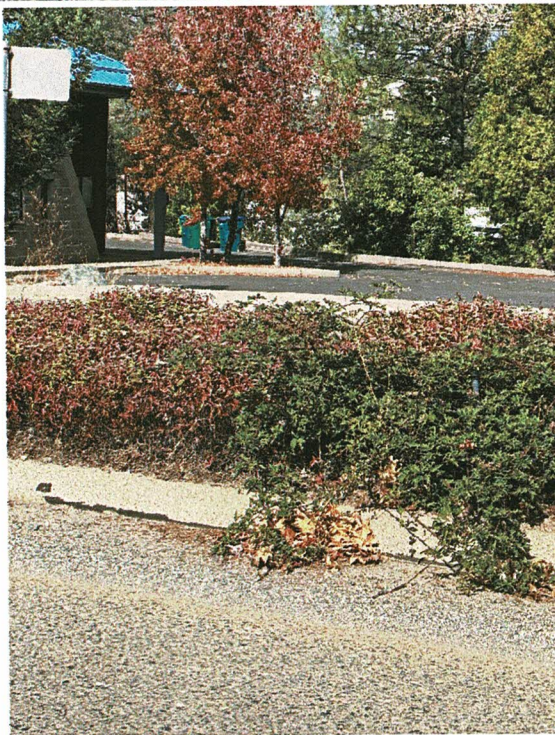
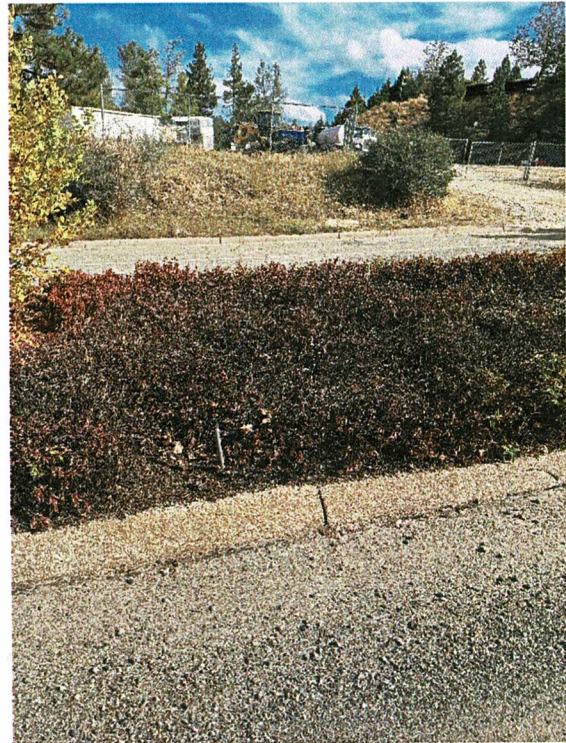
- **Weed Abatement:**

- Pesticide applications will be performed on a regular basis as the primary method of weed control.
- Apply pre-emergent herbicides seasonally to control weed growth.

- **Hardscape Maintenance:**

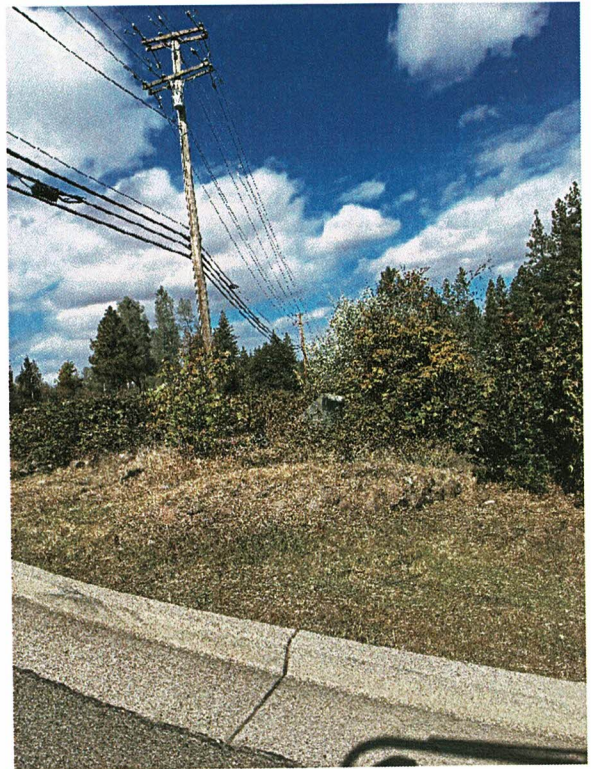
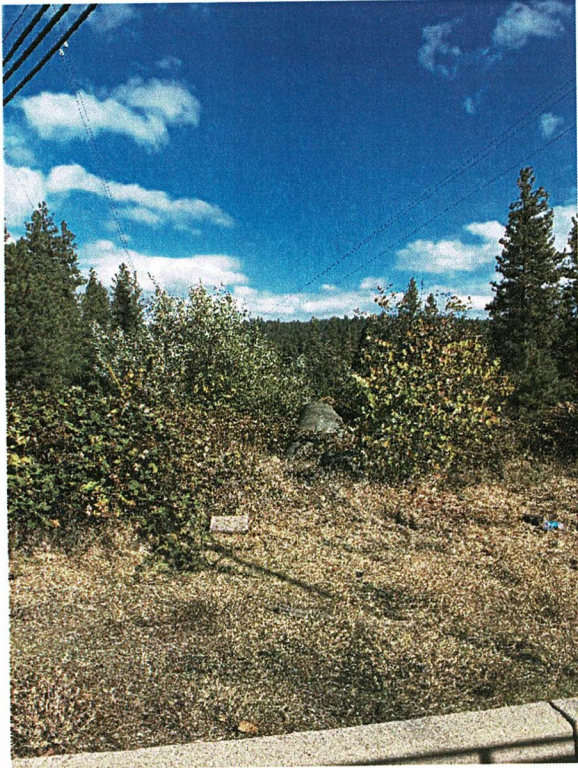
- All hardscape surfaces will be blown free of green waste and debris to maintain a clean and well-kept appearance.





Whispering Pines

Remove all dead plant material, remove blackberries on street, and remove sweet peas



Entrance to Wispering Pines off Brunswick Road

Weed-eat and remove dead debris



Litton Business Park Roundabout

Weiss Landscaping is adding this to the weekly maintenance route in and around Litton and Sierra College Drive at no cost to the City of Grass Valley